093.0	0004	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,800 /	674,800
					USE VALUE:	674,800 /	674,800
					ASSESSED:	674,800 /	674,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MELTZER COLIN &
Owner 2:	GRAY-MELTZER LYNN
Owner 3:	
Street 1:	97 OVERLOOK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAXWELL JOSEPH A/D ONDRIA L -
Owner 2:	-
Street 1:	97 OVERLOOK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Asbestos Exterior and 1302 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6624.000	241,700		433,100	674,800
Total Card	0.152	241,700		433,100	674,800
Total Parcel	0.152	241,700		433,100	674,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 518.28 | /Parcel: 518.28

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	60418
GIS Ref	
GIS Ref	
Insp Date	07/17/17

!7615!

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	241,700	0	6,624.	433,100	674,800		Year end	12/23/2021
2021	101	FV	234,700	0	6,624.	433,100	667,800		Year End Roll	12/10/2020
2020	101	FV	235,000	0	6,624.	433,100	668,100	668,100	Year End Roll	12/18/2019
2019	101	FV	200,400	0	6,624.	439,300	639,700	639,700	Year End Roll	1/3/2019
2018	101	FV	200,400	0	6,624.	327,900	528,300	528,300	Year End Roll	12/20/2017
2017	101	FV	200,400	0	6,624.	297,000	497,400	497,400	Year End Roll	1/3/2017
2016	101	FV	200,400	0	6,624.	284,600	485,000	485,000	Year End	1/4/2016
2015	101	FV	189,300	0	6,624.	241,300	430,600	430,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:52:30

LAST REV

Date	Time
04/27/21	10:41:47
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7615

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAXWELL JOSEPH	64445-175		10/31/2014		499,000	No	No		
KIRBY THOMAS M	48056-448		8/25/2006		458,500	No	No		
MCCUNE MICHAEL/	28679-356		6/8/1998		234,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/2021	74	Redo Bas	7,000	C				
3/28/2019	423	New Wind	16,400	C				
7/18/2016	993	Add Bath	35,900		7/18/2016			Remove existing po
4/7/2015	291	Solar Pa	9,000					
11/10/2014	1522	Alterati	7,600					Remove support wal

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2017	Meas/Inspect	DGM	D Mann
5/27/2015	Permit Insp	PC	PHIL C
4/2/2009	Meas/Inspect	372	PATRIOT
12/7/2006	MLS	MM	Mary M
4/1/2000	Inspected	197	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60418
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6624		Sq. Ft.	Site		0	70.	0.93	5									433,105						433,100	

Total AC/HA:	0.15207	Total SF/SM:	6624	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	433,105	Spl Credit		Total:	433,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.93100190
Adj $ / SQ:	169.675
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328449
Depreciation:	86711
Depreciated Total:	241739

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

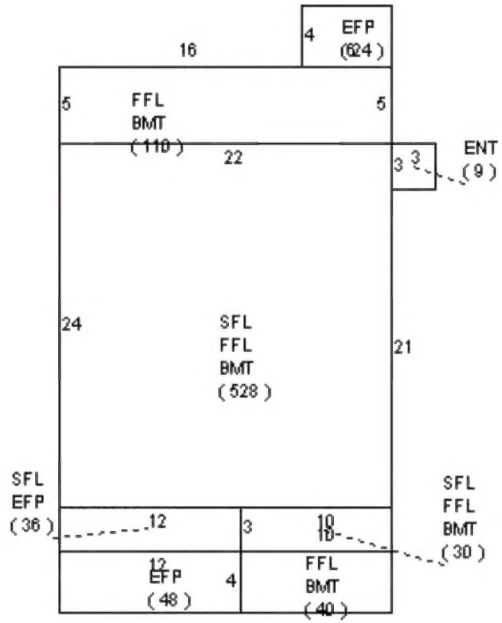
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	169.68
Special Features:	0	Val/Su Net:	113.63
Final Total:	241700	Val/Su SzAd	185.64

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	708	50.900	36,039
FFL	First Floor	708	169.680	120,130
SFL	Second Floor	594	169.680	100,787
EFP	Enclos Porch	108	48.820	5,272
ENT	ENTRY	9	24.580	221

Net Sketched Area:	2,127	Total:	262,449
Size Ad	1302	Gross Area	2127	FinArea	1302
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

093.0-0004-0016.0

IMAGE

AssessPro Patriot Properties, Inc